

Dye,
Plaintiff
FWREF Nashville Airport, LLC, a Delaware,
Defendant

Adv. Proc. No. 23-01302-WB

CERTIFICATE OF NOTICE

District/off: 0973-2

User: admin

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Date Rcvd: Jan 22, 2025

Form ID: pdf031

Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol

Definition

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 24, 2025:

Recip ID	Recipient Name and Address
dft	+ FWREF Nashville Airport, LLC, a Delaware limited 1, Fairwood Capital Real Estate Fund, LP, 1000 Ridgeway Loop Road, Suite 203, Memphis, TN 38120-4049

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
pla	Email/Text: trustee@cadye.com	Jan 23 2025 01:07:00	Carolyn A Dye, Law Office of Carolyn A Dye, 15030 Ventura Blvd. Suite 527, Sherman Oaks, CA 91403

TOTAL: 1

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 24, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 22, 2025 at the address(es) listed below:

Name	Email Address
Andrew W Caine	on behalf of Defendant FWREF Nashville Airport LLC, a Delaware limited liability company acaine@pszjlaw.com
Carolyn A Dye (TR)	trustee@cadye.com c197@ecfcbis.com;atty@cadye.com
Jeffrey P Nolan	

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on behalf of Defendant FWREF Nashville Airport LLC, a Delaware limited liability company jnolan@pszjlaw.com

Leonard Pena

on behalf of Plaintiff Carolyn A Dye lpena@penalaw.com penasomaecf@gmail.com;penalr72746@notify.bestcase.com

United States Trustee (LA)

ustpregion16.la.ecf@usdoj.gov

TOTAL: 5

1 Andrew W. Caine (CA Bar No. 110345)
acaine@pszjlaw.com
2 Jeffrey P. Nolan (CA Bar No. 158923)
jnolan@pszjlaw.com
3 PACHULSKI STANG ZIEHL & JONES LLP
10100 Santa Monica Blvd., 13th Floor
4 Los Angeles, California 90067-4003
Telephone: 310-277-6910
5 Facsimile: 310-201-0760

6 Paul G. Jennings (*admitted pro hac vice*)
7 Sarah B. Miller (*admitted pro hac vice*)
BASS, BERRY & SIMS PLC
8 150 Third Ave. S., Suite 2800
Nashville, Tennessee 37201
9 Telephone: 615-742-6200
Facsimile: 615-742-6293
10 Email: pjennings@bassberry.com
smiller@bassberry.com

Attorneys for FWREF Nashville Airport, LLC

FILED & ENTERED
JAN 22 2025
CLERK U.S. BANKRUPTCY COURT
Central District of California
BY gonzalez DEPUTY CLERK

CHANGES MADE BY COURT

PACHULSKI STANG ZIEHL & JONES LLP
ATTORNEYS AT LAW
LOS ANGELES, CALIFORNIA

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
LOS ANGELES DIVISION**

16 | In re

17 || Urban Commons,

Debtor.

CAROLYN A. DYE, Chapter 7 Trustee,

Plaintiff,

V.

FWREF NASHVILLE AIRPORT, LLC, etc.,

Defendant.

1

Defendant.

Case No. 2:21-bk-13523-JWB

Chapter 7

Adv No. 23-01302-JWB

**ORDER TO SHOW CAUSE REGARDING
HOWARD WU'S CONTEMPT OF
SUBPOENA TO PRODUCE
DOCUMENTS**

JURY DEMAND

Hearing:

Date: ***March 25, 2025***

Time: **2:00 p.m.**
Sect. 1075

Courtroom: 1375

Edward R. Roybal Federal Bldg.
and U.S. Courthouse
255 E. Temple Street
Los Angeles, CA 90012

Judge: Honorable Julia W. Brand

1 **TO THE HONORABLE JULIA W. BRAND, UNITED STATES BANKRUPTCY JUDGE,**

2 **AND TO HOWARD WU AND HIS COUNSEL:**

3 On June 16, 2024, Defendant FWREF Nashville Airport, LLC (“FWREF”) filed its Motion
4 for Order to Show Cause Regarding Howard Wu’s Contempt of Subpoena to Produce Documents
5 (the “Motion”) [Dkt. No. 23].

6 On January 14, 2025, the Motion being duly set for hearing and no opposition being
7 received, and upon consideration of the Motion and all papers and evidence submitted in support
8 thereof, and for good cause shown,

9 **IT IS HEREBY ORDERED AS FOLLOWS:**

10 1. Howard Wu shall appear before the Court at the above-referenced date, time, and
11 location set forth in the caption and show cause as to why the Court should not enter an order:

- 12 a. Adjudging Wu to be in civil contempt of court for his failure to comply with
13 the Subpoena to Produce Documents, Information, or Objects or to Permit
14 Inspection of Premises in a Bankruptcy Case (or Adversary Proceeding)
15 served on him on February 7, 2024, in the above-captioned case (the
16 “Subpoena”);
17 b. Compelling Wu to produce the documents requested in the Subpoena no later
18 than **February 24, 2025** ~~— days from entry of this Order~~;
19 c. Awarding FWREF its reasonable attorney’s fees and costs it has incurred in
20 bringing the present Motion.

21 2. On or before **March 11**, 2025, Wu must show cause by filing and serving a written
22 explanation, if there is an explanation, why he should not be held in contempt for the allegedly
23 contemptuous conduct set forth in paragraph one hereof and the Motion;

24 3. On or before **March 18**, 2025, FWREF may file and serve a response to Wu’s
25 written explanation of why he should not be held in contempt.

PACHULSKI STANG ZIEHL & JONES LLP
ATTORNEYS AT LAW
Los Angeles, California

1 4. FWREF shall serve a copy of this order on Wu **by January 24, 2025 not later than**
2 **21 days before the date set for the hearing.** FWREF shall use reasonable efforts to serve this order
3 on Wu personally.

IT IS SO ORDERED.

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PACHULSKI STANG ZIEHL & JONES LLP
ATTORNEYS AT LAW
LOS ANGELES, CALIFORNIA

Date: January 22, 2025

Julia W. Brand
United States Bankruptcy Judge